

**SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION  
SAGINAW CHARTER TOWNSHIP HALL  
MARCH 2, 2011**

**Draft**

Members Present

C. Nolan  
A. Seaver  
M. Peterson  
B. Gombar

Members Absent

P. Brucker  
B. Nelson  
R. McGraw

Others Present

B. Smith, Planner  
C. Edlinger, Recording Secretary  
M. Mahlberg, Attorney

Mr. Nolan called the meeting to order at 7:00 p.m.

**Approval of Minutes:**

Motion by Ms. Seaver, supported by Mr. Peterson, to approve the minutes of January 19, 2011.

<b>VOTE:</b>	<b>4 YEAS</b>	<b>0 NAYS</b>	<b>3 ABSENT</b>	<b>MOTION CARRIED</b>
			Brucker	
			Nelson	
			McGraw	

**New Business:**

- A. SUP-11-01 and S-11-05** – Wolgast Design Group of Freeland, Michigan is requesting a special use permit and site plan approval to construct a three-lane drive through facility and alter the existing circulation and parking area at an existing building located at 4800 Fashion Square Boulevard (Plaza North). (12-4-02-2004-013)

Ms. Smith stated the applicant is proposing to construct a new, three lane drive-thru facility for 1<sup>st</sup> State Bank, located generally to the north of the existing building, south of McLeod Drive. As part of the proposed improvements and change in use, the site will be brought substantially into compliance by improvements to access and circulation, providing additional landscaping and meeting the guidelines and standards of the Cardinal Square district.

Whereas the proposed bank and associated drive thru service lanes is a use permitted with a Special Use Permit within the B-3, Community Commercial zoning district and the project complies with the general development standards of the Township, staff recommends approval of the Special Use Permit SUP-11-01 and approval of site plan S-11-05 with five (5) of the six (6) conditions listed in staff's report. Ms. Smith asked that condition #4 be removed as the dumpster location was noted on the site plan.

Rick Keith, a representative for 1<sup>st</sup> State Bank, had no problem with the five (5) conditions listed in staff's report.

Mr. Nolan then asked for public comments in favor or in opposition to the proposed special use permit.

There being no comments, Mr. Nolan closed the public hearing portion of the proposed special use permit.

Discussion followed among the Planning Commission members.

Motion by Mr. Gombar, supported by Ms. Seaver, to recommend approval of the proposed special use permit (SUP-11-01) to the Township Board upon the following five (5) conditions listed below:

1. Approval of the final site plan by the Community Development Department, Fire Department, Building Department and Department of Public Services prior to issuing a building permit.
2. A Storm Water Management Plan will need to be reviewed and approved by the Township Engineer prior to the issuance of a building permit.
3. The final site plan shall include the following:
  - a) Verify installation of seven inch (7") curb or bollards along the drive thru lanes and directional signage
  - b) A final landscaping plan
4. The points where walkways cross circulation and entry drives it shall be denoted with a change in surface through stamped and dyed bituminous or concrete.
5. A sign permit must be obtained from the Community Development Department prior to any sign installation.

**VOTE:            4 YEAS            0 NAY            3 ABSENT            MOTION CARRIED**  
Brucker  
Nelson  
McGraw

Motion by Mr. Gombar, supported by Mr. Peterson, to recommend approval of the proposed site plan S-11-05 upon the same conditions listed in the proposed special use permit SUP-11-01.

**VOTE:            4 YEAS            0 NAY            3 ABSENT            MOTION CARRIED**  
Brucker  
Nelson  
McGraw

**Receive and File All Correspondence:**

A. The December 2011 issue of Planning & Zoning News

**Other New Business:**

**Adjournment:**

Motion by Mr. Peterson, supported by Mr. Gombar, to adjourn the meeting at 7:10 p.m.

**VOTE:            4 YEAS            0 NAYS            3 ABSENT            MOTION CARRIED**  
Brucker  
Nelson  
McGraw